083.0	0009	0012.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	845,300 /	845,300
USE VALUE:	845,300 /	845,300
ASSESSED:	845,300 /	845,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
49	-51	NEWLAND RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DISTASIO BRIAN J/ETAL
Owner 2:	DISTASIO LAURA M
Owner 3:	
Street 1:	14 WILDWOOD AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .104 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Asbestos Exterior and 2184 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4526.000	456,300		389,000	845,300
Total Card	0.104	456,300		389,000	845,300
Total Parcel	0.104	456,300		389,000	845,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 387.04 | /Parcel: 387.04

Legal Description

User Acct	GIS Ref	GIS Ref	Insp Date
52702			08/10/18

Entered Lot Size
Total Land:
Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 083.0-0009-0012.0

!6839!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	456,300	0	4,526.	389,000	845,300		Year end	12/23/2021
2021	104	FV	435,800	0	4,526.	389,000	824,800		Year End Roll	12/10/2020
2020	104	FV	436,300	0	4,526.	389,000	825,300	825,300	Year End Roll	12/18/2019
2019	104	FV	339,500	0	4,526.	383,500	723,000	723,000	Year End Roll	1/3/2019
2018	104	FV	339,500	0	4,526.	294,600	634,100	634,100	Year End Roll	12/20/2017
2017	104	FV	318,700	0	4,526.	277,900	596,600	596,600	Year End Roll	1/3/2017
2016	104	FV	318,700	0	4,526.	255,700	574,400	574,400	Year End	1/4/2016
2015	104	FV	284,400	0	4,526.	239,000	523,400	523,400	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	04:34:42

LAST REV

Date	Time
08/30/18	18:35:57
apro	

USER DEFINED

Prior Id # 1:	52702
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6839

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DIBENEDITTO FLO	24587-587		6/24/1994		185,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/20/1994	289	Manual	3,675					ROOF

ACTIVITY INFORMATION

Date	Result	By	Name
8/10/2018	MEAS&NOTICE	BS	Barbara S
2/25/2009	Measured	189	PATRIOT
1/13/2000	Mailer Sent		
1/13/2000	Measured	163	PATRIOT
12/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4526		Sq. Ft.	Site		0	70.	1.23	6									389,045						389,000	

Total AC/HA:	0.10390	Total SF/SM:	4526	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	389,045	Spl Credit		Total: 389,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden
Sty Ht:	2A - 2 Sty +Attic
(Liv) Units:	2 Total: 2
Foundation:	3 - BrickorStone
Frame:	1 - Wood
Prime Wall:	5 - Asbestos
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	GREY
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	5 - Steam
# Heat Sys:	2
% Heated:	100 % AC:
Solar HW:	NO Central Vac: NO
% Com Wal	% Sprinkled

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		26.4 %

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.13076925
Const Adj.:	0.94040596
Adj $ / SQ:	191.409
Other Features:	107500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	620000
Depreciation:	163680
Depreciated Total:	456320

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

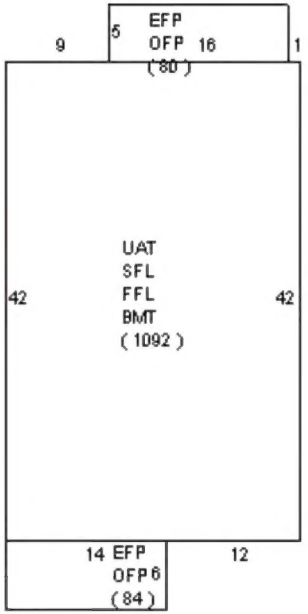
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	191.41
Special Features:	0	Val/Su Net:	117.69
Final Total:	456300	Val/Su SzAd	208.93

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,092	57.420	62,706
FFL	First Floor	1,092	191.410	209,018
SFL	Second Floor	1,092	191.410	209,018
UAT	Upper Attic	273	76.560	20,902
EFP	Enclos Porch	164	41.210	6,759
OFP	Open Porch	164	24.980	4,096

Net Sketched Area:	3,877			Total:	512,499
Size Ad	2184	Gross Area	4696	FinArea	2184

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:	Color:

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total:

PARCEL ID

083.0-0009-0012.0

IMAGE

AssessPro Patriot Properties, Inc